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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT (*H1*)

MODIFICATION TO THE ZONING REGULATIONS OF APPROVED MASTER PLANS OF MUNICIPAL CORPORATIONS AND MUNICIPALITIES FALLING OUT SIDE URBAN DEVELOPMENT AUTHORITY AREAS.

[G.O.Ms. No. 690, Municipal Administration and Urban Development (H1), 2nd December 2009.]

The following draft variations of Zoning Regulations of approved Master Plans of Municipal Corporations and Municipalities in the State falling outside Urban Development Authority areas are proposed to be made in exercise of the powers conferred under clause (a) of sub-section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 (Andhra Pradesh Act 7 of 1920) as specified in the Annexure to the order.

Notice is hereby given as required under clause (b) of sub-section (2) of Section 15 that the said draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person before the aforesaid date will be considered by the Government of Andhra Pradesh.

Objections / Suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad – 22.

ANNEXURE

In the said Regulation in Schedule II (zoning and other development regulations):

(1) In Regulation 2, the following definitions shall be added at the end; namely:

2.38 Convenience Shopping Center: means premises used as a Complex for a group of shops comprising of those dealing with day to day requirements of the population and as distinguished from wholesale and higher order shopping area. Each shop area shall not exceed 20 sq.mts. It includes:

- Food grain or ration shops, Kirana and general goods stores
- Tobacconists and Pan shops
- Laundry shops
- Tailors and Darning shops
- Groceries, confectionaries, general provision stores
- Departmental stores
- Bakeries and Sweet Shops
- Hair dressing saloons and beauty parlors
- Cobblers and shoe shops
- Bicycle hire, spare parts and repair shops
- Vegetable and fruit shops
- Milk and milk products shops
- Medical and dental practitioners clinics and dispensaries
- Pathological clinic/laboratories, diagnostic clinics
- Medical shops and Pharmacies
- Florists and goldsmiths
- Shops dealing with ladies ornaments. Fancy and gift items etc
- Newspapers, magazines stalls and circulating libraries
- Wood, coal and fuel shops
- Books and stationery shops
- Cloth and garments shops
- Plumbers, electricians, radio, TV and electronic equipment repair shops
- Video libraries
- Photography, Xerox shops
- STD, ISD and local telephone booths
- Desk Top Printing (DTP) shops
- Professional Services establishments
- Professional offices
- Restaurants and eating houses
- Building materials, hardware and paints shops
- Tutorial classes, Computer education centers
- LP Gas Booking Center
- And other uses/activities as notified from time to time by the Competent Authority

It does not mean or construe to include mulgies or row type shops or part of premises converted into a shop or shops. Such types of developments are discouraged in the notified General Town Planning Scheme or Master Plan area.

2.39 Community Amenities : spaces means the areas set apart in a layout for a shopping area, post office, bank, fair price shop, milk booth, school, dispensary, a nursing home, child care centre, library, community hall, kalyan mandapam, police station, local office of the Electricity board, water works, local body and such other amenity as specified by the competent authority.

- 2.40 Public Utility Building / Premises :** A premises of any public service undertaking or authority for storage, distribution, maintenance of office, public facility network, etc., and includes overhead / underground tank, pump house, sump, oxidation pond, septic tank, public toilets, electric sub-station, fire-station, telephone exchange, garbage collection point, etc.
- 2.41 Public Facilities building / Premises :** means a premises housing community, social and cultural facilities for public like police station, post office, telegraph office, library, auditorium, own hall, local community hall / kalyan mandapam, recreational club, Open Air Theater, Exhibition Center, religious building, grave yard, cremation ground, Crematorium, and includes other services like municipal ward office and their works like swimming pool, bal wadi, angan wadi, welfare center. etc.
- 2.42 Public open spaces :** means the areas set apart in a land pooling scheme or layout for parks and play grounds, duly developed and with a proper compound wall.
- 2.43 Service Industry :** An industry concerned mainly with repair, maintenance, servicing and / or jobbing work with sale of operation not exceeding 20 HP and 20 Manpower, without detriment to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust, etc. The list of industries in this category shall be as per the Government orders in this regard.
- 2.44 Tourism based facilities :** means facilities accessory to tourism undertaken by public or private body and which the Tourism Department sponsors / registered. It may have boarding and incidental and accessory facilities of up to 10% of the plot area including residential facilities for essential staff.
- (2) For Regulations 5 & 6, Land Use Zoning Regulations the following shall be substituted; namely:**

(I) The Land Use Zoning Regulations contain the following classification of land uses:

- 1) RESIDENTIAL ZONE**
- 2) COMMERCIAL ZONE**
- 3) INDUSTRIAL ZONE**
- 4) PUBLIC AND SEMI-PUBLIC ZONE**
- 5) HILLOCKS AND ROCKS ZONE**
- 6) HERITAGE AND CONSERVATION ZONE**
- 7) ENVIRONMENTAL / RECREATION ZONE**
- 8) URBANISABLE AREA OR FUTURE DEVELOPMENT ZONE**

Uses permitted and prohibited in different categories of land use zones are described against each. The uses are not to be treated as exhaustive. Similar uses and activities may be permissible in the appropriate locations by the Competent Authority and shall be subject to such restrictions and conditions as may be imposed.

1. RESIDENTIAL ZONE

USES PERMITTED		USES PROHIBITED
I		II
Type of use	Conditions	
<ul style="list-style-type: none"> All types of residential buildings Group housing / Apartment Complexes 		heavy, large and extensive industries, Obnoxious and hazardous storage activities or godowns in such mixed use buildings, Obnoxious and hazardous industries, Warehousing, Truck Parking,
<ul style="list-style-type: none"> Mixed use buildings provided that non-residential use shall not be more than plinth area of 20 Sq.Mtrs., 	Non residential use shall include only convenience shopping and doctors clinics and professional offices. Not allowed in plots in approved residential layouts.	Storage godowns of perishables, hazardous and inflammable goods, workshops for buses, trucks etc. Slaughter-houses, cattle sheds and dairying activity,
<ul style="list-style-type: none"> hostels & boarding houses guest houses dharamshalas 	Minimum width of access road of 60 feet.	wholesale mandis, Hospitals/ Nursing homes/ Health facilities with more than 20 beds,
<ul style="list-style-type: none"> police posts / police stations taxi stand/three wheeler stands burial-grounds/ Cremation ground fire stations water pumping station electrical distribution station post offices Bus stands 		Indoor and outdoor stadiums, shooting range, zoological garden, botanical garden, international conference centre
<ul style="list-style-type: none"> municipal, state and central government offices public utilities and buildings except service and storage yards 	Minimum width of access road of 30 feet.	Courts of law,
<ul style="list-style-type: none"> bus depots without workshop 	Minimum width of access road of 60 feet.	storage of gas cylinders
<ul style="list-style-type: none"> library 	Minimum width of access road of 30 feet with maximum 20 sq.meters plinth area.	All other uses not mentioned in Col I
<ul style="list-style-type: none"> auditoriums gymnasium 	Minimum width of access road of 40 feet.	
<ul style="list-style-type: none"> schools 	Minimum width of access road of 30 feet.	
<ul style="list-style-type: none"> colleges general educational buildings other than professional colleges/institutions research institutes 	Minimum width of access road of 40 feet.	
<ul style="list-style-type: none"> technical training centre 	Minimum width of access road of 40 feet with maximum 200 sq.meters plot area.	
<ul style="list-style-type: none"> weekly / informal markets bakeries and confectioneries Electronic printing press customary home occupation / household units 		
<ul style="list-style-type: none"> convenience shopping 	Minimum width of access road of 40 feet allowed in ground floor only with maximum plinth area of 20 sq.meters.	

<ul style="list-style-type: none"> • restaurants/eating places 	Minimum width of access road of 60 feet not allowed in plots in approved residential layouts.	
<ul style="list-style-type: none"> • night shelters • community centres • religious structures • transit visitors camp 		
<ul style="list-style-type: none"> • doctors clinics and dispensaries 		
<ul style="list-style-type: none"> • Nursing homes / health facilities with not more than 20 beds 	Minimum width of access road of 40 feet	
<ul style="list-style-type: none"> • yoga centres / health clinics 	Minimum width of access road of 40 feet	
<ul style="list-style-type: none"> • petrol pumps 	Minimum width of access road of 60 feet Minimum area of 500 sq.meters for petrol filling stations without service facilities with minimum all around setback of 4.50 meters not allowed in plots in approved residential layouts. Allowed on appeal to the competent authority through the Municipal Council.	
<ul style="list-style-type: none"> • function halls 	Minimum width of access road of 80 feet with minimum 1000 sq.meters plot area.	
<ul style="list-style-type: none"> • parks/ tot lots • plant nursery • games facilities of local nature both indoor and outdoor • development of open spaces and parks 		
<ul style="list-style-type: none"> • banks • Showroom for sale & distribution of LP Gas • Tourism based facilities 	Minimum width of access road of 40 feet not allowed in plots in approved residential layouts.	
<ul style="list-style-type: none"> • computer software units / IT Enabled Service 	Minimum width of access road of 60 feet and not allowed in plots in approved Residential layouts.	
<ul style="list-style-type: none"> • exhibition and art gallery 	Minimum width of access road of 60 feet with minimum 1000 sq.meters plot area	

2. COMMERCIAL ZONE (shall apply to Local Commercial, District Commercial and General Commercial uses)

USES PERMITTED		USES PROHIBITED
Type of use	Conditions	
<ul style="list-style-type: none"> • retail shops and retail shopping centers • banks • offices • stock exchange/financial institution • bakeries and confectionaries • restaurants • repair garages • weekly market • non polluting non-obnoxious light industries/service establishments • parking complexes • computer software units /IT Enabled Services • Tourism based facilities • service establishments/ garages/ workshops • sports and related facilities • conference centers 	Minimum width of access road of 40 feet.	<p>hazardous and extractive industrial units II, Hospitals / research laboratories treating contagious diseases, Poultry farms/ dairy farms slaughter-houses sewage treatment/ disposal sites storage of perishable and inflammable commodities. All activities which cause nuisance and are noxious and obnoxious in nature.</p> <p>All other uses not mentioned in Col I</p>
<ul style="list-style-type: none"> • cinema halls and multiplexes 	Minimum width of access road of 60 feet with minimum area of 2000 sq.meters as per Cinema Rules and Multiplexes as per Multiplex Rules.	
<ul style="list-style-type: none"> • function halls 	Minimum width of access road of 60 feet with minimum area of 1000 sq.meters.	
<ul style="list-style-type: none"> • Shopping Malls • wholesale trade/markets • hotels 	Minimum width of access road of 60 feet.	
<ul style="list-style-type: none"> • colleges • polytechnic and higher technical institutes • research/training institute • health facilities with maximum 200 beds • courts • museum • clubs • Sports stadium 	Minimum width of access road of 60 feet.	
<ul style="list-style-type: none"> • post offices • water treatment plant • railway yards/stations • police stations/posts • Fire Station • taxi stand/three wheeler stands • parking sites • telephone exchange • library • public utilities and buildings • religious buildings • open spaces & parks 		

<ul style="list-style-type: none"> • godowns and warehousing • timber yards • junk yards • gas installation and gas works • bus and truck depots 	Minimum width of access road of 60 feet permitted on appeal to the competent authority through the Municipal Council.	
<ul style="list-style-type: none"> • guest houses • hostel/boardings houses • <i>all residential uses</i> • <i>Residential activity on upper floors or mixed use provided that residential activity is not more than 40% of the built up area of the premises</i> 	Allowed on appeal to Competent Authority through Municipal Council.	
<ul style="list-style-type: none"> • petrol filling stations 	<p>Minimum width of access road of 60 feet.</p> <p>Minimum area of 500 sq.meters for petrol filling stations without service facilities and minimum area of 1000 sq.meters for petrol filling stations with service facilities with minimum all around setback of 4.50 meters</p>	

In respect of commercial land use, all the sub categories such as Local Commercial, District Commercial and General Commercial are clubbed into one category i.e., Commercial land use and regulations mentioned therein shall apply.

3. INDUSTRIAL ZONE (Shall apply to Light Industrial and Heavy/ special Industrial zone)

USES PERMITTED	USES PROHIBITED
I	II
<ul style="list-style-type: none"> • all kinds of non-obnoxious and non-hazardous industries, viz., • Residential buildings for essential staff and for watch and ward • storage of perishable and inflammable goods • public utilities • Computer software and Hardware units • junkyards • parking of vehicles • sports/stadium/playgrounds • loading and unloading spaces • sewage disposal works • warehousing • electric power plants • storage and depot of non-perishable and non-inflammable commodities and incidental use • service stations & repair garages • cold storage and ice factory • cemeteries • gas godowns, godowns & warehousing • government/semi-government offices relating to industries • bus terminal; truck terminal • banks and financial institutions • bus depot and workshop • helipads • wholesale business establishments • religious buildings • taxi stands • parks and playgrounds • gas installations and gas works • petrol filling stations with service stations • health facilities incidental to main uses • animal racing or riding stables • restaurants • workshops/garages • dairy and farming • public utilities and buildings • development of open spaces & parks 	<ul style="list-style-type: none"> • Residential dwellings other than those essential for operational and watch and ward staff; • schools and colleges; • hotels; • All other industries and uses not mentioned in Col I.

In respect of Industrial zone, the regulations mentioned above shall apply to both Light Industrial zone and Heavy / Special Industrial zone.

4. PUBLIC AND SEMI-PUBLIC ZONE (shall apply to Institution zone)

USES PERMITTED		USES PROHIBITED
I	II	
Type of uses	Conditions	
<ul style="list-style-type: none"> • offices • bank • computer software units /IT Enabled Services on independent plots of more than 1000 sq.mt size. • tourism based facilities 	Minimum width of access road of 40 feet	heavy, extensive and other obnoxious and hazardous industries, slaughter houses, heavy, extensive and other obnoxious and hazardous industries, wholesale markets, dairy and poultry farms, farm houses, Processing and sale of farm products and uses not specifically permitted herein All other uses not mentioned in Col 1
<ul style="list-style-type: none"> • universities and specialized professional educational institutions • colleges 	Minimum width of access road of 60 feet	
<ul style="list-style-type: none"> • schools • research and development centres • polytechnics 	Minimum width of access road of 40 feet	
<ul style="list-style-type: none"> • hospitals • 	Minimum width of access road of 60 feet	
<ul style="list-style-type: none"> • clinics and laboratories • dispensaries • health/primary centres • police station/police posts • post offices • police station/police posts • post offices • development of open spaces & parks 		
<ul style="list-style-type: none"> • open air theatre • clubs • libraries • social and cultural institutions • religious buildings/centres • conference/ community halls • museums/art galleries • auditoriums 	Minimum width of access road of 40 feet	
<ul style="list-style-type: none"> • retail shopping centres • Public utilities including transportation facilities • water supply installations • sewage disposal works • service stations • railway stations/yards • bus/truck terminals • fire stations • burial grounds/ cemeteries/ cremation grounds • public utilities and buildings • bus and railway passenger terminals • monuments • radio transmitter and wireless stations • telecommunication centre • telephone exchange • helipads • jails 	Minimum width of access road of 40 feet	
<ul style="list-style-type: none"> • warehouses/storage godowns • exhibition centres 	Minimum width of access road of 60 feet	

• cinema halls/Multiplexes	Minimum width of access road of 60 feet with minimum area of 2000 sq.meters as per Cinema Rules and Multiplexes as per Multiplex Rules	
• function halls	Minimum width of access road of 80 feet with minimum area of 1000 sq.meters	
• petrol filling stations	Minimum width of access road of 60 feet. Minimum area of 500 sq.meters for petrol filling stations without service facilities and minimum area of 1000 sq.meters for petrol filling stations with service facilities with minimum all around setback of 4.50 meters.	
• residential housing for staff / employees as incidental to the main use • guest house • hostels • dharam shala		

5. HILLOCKS AND ROCKS ZONE

No other activity shall be permitted except the ancillary uses.

6. HERITAGE AND CONSERVATION ZONE

No development is allowed.

7. ENVIRONMENTAL/ RECREATIONAL ZONE

<u>USES PERMITTED</u>	<u>USES PERMITTED UNDER SPECIAL CIRCUMSTANCES BY THE COMPETENT AUTHORITY</u>
Agricultural and Horticultural and Children's play spaces as Disney Land type, toy trains, dairy and poultry farming, farm houses and their accessory building and uses not exceeding 200 Sq.Mtrs., of plinth area for the farmer's own use. Garden, orchards, nurseries and other stable crops, grazing pastures.	Bird sanctuary, places of worship, sports clubs, stadiums, play grounds, water sports, golf centers, race course, race / driving testing tracks, exhibition centers, park and open spaces, storage and sale of farm products locally produced, provided the ground coverage does not exceed 10% and subject to a maximum of Ground + First floor only.

8. URBANISABLE ZONE OR FUTURE DEVELOPMENT ZONE

Residential uses, tourism based facilities and Public and Semi Public uses other than industrial and commercial uses shall be allowed in this zone with the prior approval of competent authority. Residential use or activity shall be permitted subject to the following:

- (i) The residential development is undertaken as an integrated development with all facilities and amenities for the residential colony. Incidental uses and activities like convenience shopping center, community hall, and other support facilities may be permitted as part of the total scheme or project.
- (ii) No individual plot or site sub-division and building development in such site sub-division shall be allowed unless this is part of a layout or group housing scheme.

(II) BUILDING REGULATIONS:

- (i) The various uses and activities mentioned in the zoning regulations and for all types of site development and construction of buildings shall be permitted subject to compliance of these with regard to minimum abutting road width, and other requirements as per the provisions of the Revised Building Rules, 2008 and as amended by the Government and other instructions issued or to be issued by the Government from time to time.
- (ii) The above uses and activities shall be permitted basing on the abutting road width criteria and other site and building requirements.
- (iii) The road width given in these regulations or approved General Town Planning Scheme or Master Plan shall be reckoned as either existing or proposed. In case of existing roads which are required to be widened to proposed road widths as stipulated in the statutory plan, the permission shall be given only after the owner surrenders the area affected in road widening free of cost to the local authority.
- (iv) Statutory plan means the approved General Town Planning Scheme or Master Plan or a Road Development Plan undertaken up by the local authority for implementation.

(III). Prior technical approval necessary for certain type of developments or building activity :

- (i) The local authority shall ensure that prior technical approval from the competent authority or his delegate as the case is obtained for the following type of developments and building activity before sanctioning these:
 - a. all types of activities irrespective of use in plots above 300 Sq.Mtrs., in case of Municipalities and in plots above 1000 Sq.Mtrs., in case of Municipal Corporations;
 - b. all Group Housing Schemes or Group development schemes or apartment complexes;
 - c. all cases of high-rise buildings;
 - d. all layouts

- (ii) The procedure prescribed in the Revised Building rules, 2008 shall be followed in the above cases.
- (iii) The local authority shall be responsible for ensuring that all the conditions and requirements of the development activity or building activity that may be imposed by the competent authority are complied with both the same is sanctioned and released as well as at the time of issue of occupancy certificate.

(IV) Others:

- (i) All other existing Stipulations / Rules / Regulations which are not in conflict or in consistent with the present regulations shall continue to be in operation.
- (ii) Regarding other land uses other than the mentioned above, the regulations as specified in the respective zoning regulations will continue to be in operation and will apply the same.
- (iii) The Government may issue guidelines and instructions to operationalize the zoning regulations from time to time.
- (iv) The Government's decision shall be final in the cases other than the uses mentioned in the Zoning Regulations.

PUSHPA SUBRAHMANYAM,
Principal Secretary to Government (I/c.).

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